

WHITECOURT DRIVE-THROUGH SERVICE FACILITY ON 4.0 ACRES

3919 35 Street, Whitecourt, AB



Max McPeak
Associate
780 700 5038
max.mcpeak@cwedm.com

Kurt Paull, sior Associate Partner 780 702 4258 kurt.paull@cwedm.com Will Harvie
Associate Partner
780 902 4278
will.harvie@cwedm.com

Nick Mytopher Associate 587 597 5475 nick.mytopher@cwedm.com CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is mad to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. June 27, 2023



THE OPPORTUNITY

- Ability to widen loading doors to accommodate any use.
- Convenient dedicated drive-through wash bay.
- Heavy-duty 10-ton crane.

- Office space across two floors.
- Excellent location in Hilltop Industrial Park with quick and easy access to Highway 43.
- Yard is fully fenced and graveled with 0.58 Acre gated compound.
- Hotsy unit, air compressor and sandblasting silo on site can stay for future users.
- On site quonset on asphalt allows for additional cold storage and covered parking.

PROPERTY DETAILS

Municipal Address: 3919 35 Street, Whitecourt, AB

Zoning: M-1 Service Industrial

Legal Decription: 8020359;16;1

Market: Hilltop Industrial

Year Built: 1980

Site Size: 4.0 Acres

Site Coverage Ratio: 9.64%

Building Size: 2,000 SF (Main Floor Office)

2,000 SF (Second Floor Office)

8,000 SF (Warehouse)

12,000 SF (Total)

Building 2: 4,000 SF Quonset: 2,800 SF

Power: 600 Amp, 3 Phase

Loading Doors: Main Building: Grade (9) 12' x 16'

Building 2: Grade (4) 14'x14'

Lighting: Fluorescent & LED

Heating: Gas fired unit heaters & radiant

tube heaters

Sumps: Trench

Crane: 10 - Ton Crane

Clear Height: 18'

Lease Rate: \$12.00/SF

Operating Cost: \$1.77/SF (2022)

Sale Price: \$2,500,000

Taxes: \$16,338.67 (2022)

Availability: Immediately











BUILDING 2

The second building offers versatility, catering to a range of needs, particularly welding operations. The site also features a fenced compound, Quonset, and sandblasting silos, delivering additional value to prospective purchasers or tenants.













Max McPeak 780 700 5038 max.mcpeak@cwedm.com

Kurt Paull, SIOR Associate Partner 780 702 4258 kurt.paull@cwedm.com

Will Harvie **Associate Partner** 780 902 4278

Nick Mytopher Associate 587 597 5475 will.harvie@cwedm.com nick.mytopher@cwedm.com